

Natural Environment Referral Response - Biodiversity

Application Number:	Mod2020/0472
Date:	02/10/2020
Responsible Officer	Nick Keeler
Land to be developed (Address):	Lot 218 DP 16212 , 63 Gondola Road NORTH NARRABEEN NSW 2101

Reasons for referral

This application seeks consent development on land, or within 40m of land, containing:

- All Development Applications on
- Actual or potential threatened species, populations, ecological communities, or their habitats;
- Wildlife corridors;
- Vegetation query stipulating that a Flora and Fauna Assessment is required;
- Vegetation query - X type located in both A & C Wards;

And as such, Council's Natural Environment Unit officers are required to consider the likely potential environmental impacts.

Officer comments

The application has been assessed against the State Environmental Planning Policy (Coastal Management) 2018, Pittwater LEP 2014 and Pittwater 21 DCP.

The subject site has been identified on the 'Coastal Environment Area' map and therefore clause 13 of the SEPP applies. The development is designed, sited and will be managed to avoid an adverse impact to the integrity and resilience of the ecological environment, native vegetation, and fauna and their habitats,

No significant biodiversity related issues addressed within Pittwater LEP 2014 and Pittwater 21 DCP occur, and the application complies with the requirements of the relevant controls.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

Nil.